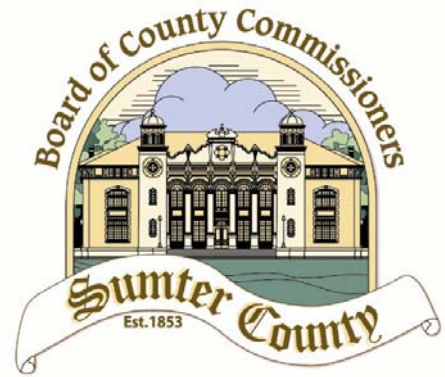


Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



Development Review Committee Meeting **January 9, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Keith Hunter-Environmental Health, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Becky Howard-Deputy Clerk, Barry Ginn-Barrineau Ginn and Associates, Marie Keenum-911 Coordinator, Dan Hickey-Fire Services, and Alysia Akins-Secretary.

The meeting convened at 2:00pm.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from December 19, 2005. Mrs. Webb seconded the motion and the motion carried.

OLD BUSINESS:

VOS: Unit 146 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 406-unit subdivision. Staff has spoken with the applicant regarding the submittal of revised engineering plans, which have been submitted. Some of the lots and easements have been changed on the plat and the revised engineering plans reflect those changes.

Mr. Springstead moved to approve the final plat. Mrs. Webb seconded the motion and the motion carried.

Fairways at Rolling Hills, Phase III – Final Plat Review

Mike Burnett, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 12-lot subdivision. Staff is awaiting attorney comments. All other comments will be addressed.

Mrs. Webb moved to approve the final plat subject to any comments received from the attorney. Mr. Ginn seconded the motion and the motion carried.

NEW BUSINESS:

VOS: Buena Vista Blvd/Phase IV – Major Development – Preliminary and Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary and engineering approval to construct .89 miles of roadway. There were no comments from staff. Engineering comments were discussed. A note regarding the golf cart tunnel cross-section has been added. The entrance features were discussed and the plans will include a wall section detail.

Mr. Lukert arrived at 2:10 pm during the above discussion.

Public Works' comments were discussed. A 6" edge line striping is needed. The cut will be curbing and gutter. C-466A needs to be labeled correctly on the plans. The existing road will be reformatted when the project area is developed. There will be no connection to C-462 as this is a temporary road only.

Mr. Springstead moved to approve the preliminary and engineering plans subject to revised plans being submitted addressing all comments. Mrs. Webb seconded the motion and the motion carried.

VOS: Colony Plaza – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary and engineering approval to construct a shopping center and develop 7 tracts. Staff comments were discussed. A Memorandum of Agreement is required and will need to be reviewed by the attorney. All surrounding property information needs to be identified on the plans. The number of stories for the proposed structures needs to be labeled. The loading/unloading spaces need dimensions. The curb cuts along the tracts were discussed. There will be a dedicated turn lane. Improvement plans for C-466A will be submitted. The entrance/exit routes were discussed. The drive aisle width was discussed. Discrepancies were found in the parking and area calculations. Road connection radii need to be shown, along with all flood zone information. Fire Services requested additional fire hydrants. Engineering comments were discussed. Discrepancies were found in the handicapped parking space details. Striping was discussed for the angle parking details. Screen wall details, drainage calculations, manhole details, property boundaries, loading dock location, truck circulation plan, raised dock, and storm drain specifications were all discussed. Public Works' comments were discussed. Manholes and piping need to be increased along C-466A. Colony Boulevard will serve as a construction by-pass. All roads will be completed prior to the issuance of any Certificate of Occupancies.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to comments being addressed on revised plans and the attorney's review of the MOA. Mr. Lukert seconded the motion and the motion carried.

VOS: Havana Club – Preliminary and Engineering Review

Kim Burgess, Mid-State Engineering, Inc., was present and requesting preliminary and engineering approval to construct a clubhouse, pool, pool deck area, etc. Staff comments were discussed. The vicinity map scale needs to be corrected. All square footage needs to be labeled. The proposed number of employees needs to be included on the plans. The turn radius was discussed. The construction detail manual needs to be referenced. All surrounding property information needs to be shown. A minor error was found in the legal description. Engineering comments were discussed. The stop signs/stop bars were discussed. All existing and proposed structures need to be clarified. Details are needed for the water retention area. The pond overflow was discussed. The handicapped spaces and trench curb details were discussed. Grading for the handicapped spaces needs to be verified. Handrail details need to be shown. The retaining wall design was discussed, along with the proposed pavement section.

Mrs. Webb moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Truman Village – Preliminary and Engineering Review

Kim Burgess, Mid-State Engineering, Inc., was present and requesting preliminary and engineering approval to construct a recreation center, pool, pool deck area, courts, golf maintenance building, and pavilion. Staff comments were discussed. The vicinity map scale needs to be corrected. All setbacks need to be shown. The site data needs to be corrected. The proposed number of parking spaces was discussed. The maximum height for all structures needs to be shown. All surrounding property information needs to be included on the plans. An additional fire hydrant is needed. Engineering comments were discussed. Entrance road details need to be shown on the plans, along with pavement sections and details for the proposed maintenance facility.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mrs. Webb seconded the motion and the motion carried.

Mr. Springstead and Mr. Hickey excused themselves at 2:50 pm after the above motion.

Parkwood Village Residential Subdivision Development – Major Development – Engineering Plan Review and CR 101 Improvement Plan Review

The applicant was not present. Public Works has met with the applicant and discussed stormwater drainage for CR 101, although the plans that were submitted do not show changes and details. Roadway details regarding tapering are also not shown on the plans. Future 4-lane curbing was discussed. Asphalt details, berm maintenance, and swale systems were also discussed.

Mrs. Keenum moved to table this request until January 23, 2006. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for January 23, 2006.

Meeting adjourned at 2:55 pm.